

164.0

0003

0014.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
960,600 / 960,600
960,600 / 960,600
960,600 / 960,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		HARVARD ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: THOMPSON VALERIE A	
Owner 2:	
Owner 3:	
Street 1: 10 HARVARD STREET	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y

PREVIOUS OWNER	
Owner 1: THOMPSON CHRISTOPHER M -	
Owner 2: THOMPSON VALERIE A -	
Street 1: 10 HARVARD STREET	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry
Postal: 02476	Type:

NARRATIVE DESCRIPTION	
This parcel contains .214 Sq. Ft. of land mainly classified as Two Family with a Multi-Convex Building built about 1906, having primarily Wood Shingle Exterior and 2480 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1
%	%
Infl 2	%
%	Infl 3
Appraised Value	Alt Class
	%
	Spec Land
	J Code
	Fact
	Use Value
	Notes

104	Two Family	9313	Sq. Ft.	Site	0	70.	0.75	8														

IN PROCESS APPRAISAL SUMMARY

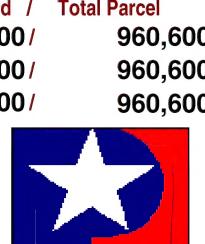
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	9313.000	465,900	5,100	489,600	960,600		108751
							GIS Ref
							GIS Ref
							Insp Date
							07/27/18

PREVIOUS ASSESSMENT								Parcel ID	164.0-0003-0014.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	
2022	104	FV	465,900	5100	9,313.	489,600	960,600		Year end	12/23/2021
2021	104	FV	443,500	5100	9,313.	489,600	938,200		Year End Roll	12/10/2020
2020	104	FV	443,500	5100	9,313.	489,600	938,200	938,200	Year End Roll	12/18/2019
2019	104	FV	362,400	5100	9,313.	489,600	857,100	857,100	Year End Roll	1/3/2019
2018	104	FV	362,400	5100	9,313.	433,600	801,100	801,100	Year End Roll	12/20/2017
2017	104	FV	339,700	5100	9,313.	363,700	708,500	708,500	Year End Roll	1/3/2017
2016	104	FV	339,700	5100	9,313.	363,700	708,500	708,500	Year End	1/4/2016
2015	104	FV	282,900	5100	9,313.	314,700	602,700	602,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif							
THOMPSON CHRIST	66298-560		10/29/2015	Family	285,000	No	No								
COYNE LAWRENCE	26619-22		8/28/1996		221,500	No	No	Y							

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
7/27/2018		MEAS&NOTICE							HS			Hanne S					
2/25/2009		Measured							189			PATRIOT					
11/14/2000		Hearing Chag							201			PATRIOT					
1/31/2000		Inspected							276			PATRIOT					
12/16/1999		Mailer Sent															
12/7/1999		Measured							263			PATRIOT					
1/1/1982									PS								

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																															
Type: 12 - Multi-Conver	2A - 2 Sty +Attic	Full Bath: 2	Rating: Average	A Bath:	Rating:																																																																																						
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:																																																																																								
Foundation: 3 - BrickorStone				A 3QBth:	Rating:																																																																																						
Frame: 1 - Wood				1/2 Bath:	Rating:																																																																																						
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																																																																																						
Sec Wall: %				OthrFix:	Rating:																																																																																						
Roof Struct: 2 - Hip				OTHER FEATURES				1st Res Grid Desc: Line 1 # Units 2																																																																																			
Roof Cover: 1 - Asphalt Shgl				Kits: 2	Rating: Average					<table border="1"> <tr><td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td><td>FR</td><td>RR</td><td>BR</td><td>FB</td><td>HB</td><td>L</td><td>O</td></tr> <tr><td>Other</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Upper</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lower</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>						Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower										
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View / Desir:				Frl:	Rating:																																																																																						
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GENERAL INFORMATION				CONDOS INFORMATION				Totals				RMS: 10	BRs: 4	Baths: 2	HB																																																																												
Grade: C - Average				Location:																																																																																							
Year Blt: 1906		Eff Yr Blt:																																																																																									
Alt LUC:		Alt %:																																																																																									
Jurisdct:		Fact: .																																																																																									
Const Mod:																																																																																											
Lump Sum Adj:																																																																																											
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																																																															
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26. %	No Unit				RMS	BRS	FL																																																																															
Prim Int Wal 2 - Plaster				Functional:	%	2				5	2	1																																																																															
Sec Int Wall: %				Economic:	%																																																																																						
Partition: T - Typical				Special:	%																																																																																						
Prim Floors: 3 - Hardwood				Override:	%																																																																																						
Sec Floors: 4 - Carpet 25 %				Total:	26.4 %	Totals				2	10	4																																																																															
CALC SUMMARY				COMPARABLE SALES																																																																																							
Basic \$ / SQ: 170.00				Rate	Parcel ID	Typ	Date	Sale Price																																																																																			
Size Adj.: 1.11874998																																																																																											
Const Adj.: 1.00739920																																																																																											
Adj \$ / SQ: 191.595																																																																																											
Other Features: 101500																																																																																											
Grade Factor: 1.00																																																																																											
NBHD Inf: 1.00000000																																																																																											
NBHD Mod:																																																																																											
LUC Factor: 1.00																																																																																											
Adj Total: 633013																																																																																											
Depreciation: 167115				Juris. Factor:																																																																																							
Depreciated Total: 465898				Special Features: 0																																																																																							
				Final Total: 465900																																																																																							
				Val/Su Net: 117.38																																																																																							
				Val/Su SzAd: 207.99																																																																																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:																																																																																			
SPEC FEATURES/YARD ITEMS								PARCEL ID 164.0-0003-0014.0																																																																																			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																										
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100		5,100																																																																										
More: N				Total Yard Items: 5,100				Total Special Features:				Total: 5,100																																																																															